

**NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF EL MONTE PLANNING COMMISSION**

Hablamos Español favor de hablar con Marcella Magdaleno (626) 258-8626

- TO:** All Interested Parties
- FROM:** City of El Monte Planning Commission
- APPLICATION:** General Plan Amendment No. 01-14, Zone Change No. 01-14, Conditional Use Permit No. 18-12 and 08-13, Design Review No. 08-12, and Modification No. 24-14 (Walmart Project)
- PROPERTY LOCATION:** 4000 Arden Road (APN 8575-024-043) (A full legal description of the property is on file in the office of the El Monte Economic Development Department).
- REQUEST:** The requested project is for the construction and operation of a new 182,429 square foot Walmart Supercenter with 755 surface parking spaces on a 15.41 acre site located near the intersection of Valley Boulevard and Arden Drive. City approval of the following discretionary actions are required in order to implement the project: (1) Certification of the Environmental Impact Report and approval of the following entitlements: (2) General Plan Amendment re-designating the project site from "Industrial/Business Park" to "General Commercial", (3) General Plan Amendment to modify the boundaries of the Northwest Industrial District to remove the portion generally located east of Arden Drive and south of the Southern Pacific Railroad, (4) Zone Change re-designating the project site from "General Manufacturing" (M-2) to "Heavy Commercial" (C-4), (5) Design Review to approve the project design and architectural details of the proposed structure, (6) Conditional Use Permit for a multiple tenant development, (7) Conditional Use Permit for alcohol sales for off-site consumption, and (8) Modification to reduce the number of required loading docks from seven to six. This request is made pursuant to the requirements of Chapters 17.12, 17.20, 17.22, 17.24, and 17.26 of the El Monte Municipal Code. The project will be presented to the Planning Commission as the recommending body and to the City Council for final decision.
- APPLICANT AND PROPERTY OWNER:** Walmart Real Estate Business Trust
2001 SE 10th Street
Bentonville, AK 72716
- ENVIRONMENTAL DOCUMENTATION:** A Draft Environmental Impact Report (EIR) was prepared to determine environmental impacts that could result from the proposed project, to indicate possible ways to reduce or avoid environmental impacts and to identify alternatives to the project. With the incorporation of mitigation measures, the Draft EIR determined that all potentially significant impacts would be reduced to a less than significant level except for traffic, air quality, and noise, which would have significant and unavoidable impacts on the environment after mitigation. Therefore, a Statement of Overriding Considerations is required. A Notice of Availability for the Draft EIR was distributed on November 21, 2014 and the Draft EIR was released for public review and comment for a minimum of forty-five (45) days beginning on November 21, 2014 and ending on January 8, 2015. A copy of the documents is available for public viewing at El Monte City Hall West – Planning Division or on the City's website at: <http://www.ci-el-monte.ca.us/Government/EconomicDevelopment/Planning/EnvironmentalDocuments.aspx>.
- A Final EIR has been prepared and will be presented to the Planning Commission and City Council and includes responses to comments received during the release/comment period.

PLACE OF HEARING: Pursuant to State Law, the Planning Commission will hold a public hearing to receive testimony, orally and in writing, on the proposed project on:

Date/Time: Tuesday, June 9, 2015 at 7:00 PM

Place: El Monte City Hall – Council Chambers
11333 Valley Boulevard, El Monte, CA

For further information, please contact Betty Donovanik, Senior Planner at bdonavanik@elmonteca.gov or at (626) 258-8626, Monday through Thursday, except legal holidays, between the hours of 7:30 a.m. and 5:30 p.m.

**PUBLISHED AND
MAILED ON:**

Wednesday,
May 27, 2015

City of El Monte Planning Division
Marcella Magdaleno, Planning Commission Secretary